103.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,400 / 781,400
					USE VALUE:	781,400 / 781,400
					ASSESSED:	781,400 / 781,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENEZIA MARY M & LAWRENCE P &
Owner 2:	VENEZIA GERALD M
Owner 3:	
Street 1:	39 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENEZIA PAUL LAWRENCE -
Owner 2:	VENEZIA MARK GERALD TRS -
Street 1:	39 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2552 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9550.000	286,800		494,600	781,400
Total Card	0.219	286,800		494,600	781,400
Total Parcel	0.219	286,800		494,600	781,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.25 /Parcel: 306.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66421

GIS Ref

GIS Ref

Insp Date 09/20/18

!8219!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,800	0	9,550.	494,600	781,400		Year end	12/23/2021
2021	101	FV	276,500	0	9,550.	494,600	771,100		Year End Roll	12/10/2020
2020	101	FV	276,500	0	9,550.	494,600	771,100	771,100	Year End Roll	12/18/2019
2019	101	FV	226,100	0	9,550.	494,600	720,700	720,700	Year End Roll	1/3/2019
2018	101	FV	226,100	0	9,550.	423,900	650,000	650,000	Year End Roll	12/20/2017
2017	101	FV	226,100	0	9,550.	395,600	621,700	621,700	Year End Roll	1/3/2017
2016	101	FV	226,100	0	9,550.	339,100	565,200	565,200	Year End	1/4/2016
2015	101	FV	225,100	0	9,550.	303,800	528,900	528,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:56:41

LAST REV

Date	Time
06/29/21	11:13:21
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8219

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENEZIA PAUL LA	66307-395		10/30/2015	Convenience	1	No	No		
VENEZIA MARY M	23201-211		5/19/1993		99	No	No		F

USER DEFINED

Prior Id # 1:	66421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2021	375	Inter Fi	35,000	C				
3/4/2021	208	Heat App	11,000	C				
2/23/2021	156	Inter Fi	40,000	C				
5/14/2010	449	Re-Roof	6,600					

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
4/14/2009	Meas/Inspect	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9550		Sq. Ft.	Site		0	70.	0.74	4									494,550						494,600	

Total AC/HA: 0.21924 | Total SF/SM: 9550 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 494,550 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.24676037
Const Adj.:	0.99742496
Adj $ / SQ:	124.355
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415602
Depreciation:	128836
Depreciated Total:	286765

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

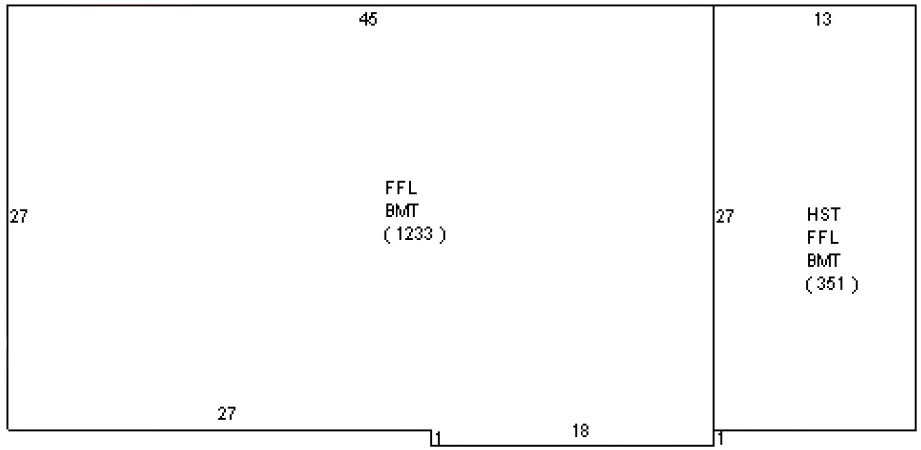
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	124.36
Special Features:	0	Val/Su Net:	85.77
Final Total:	286800	Val/Su SzAd	163.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,584	49.430	78,299
FFL	First Floor	1,233	124.360	153,330
FFL	First Floor	351	124.350	43,649
HST	Half Story	176	124.350	21,824

Net Sketched Area:	3,344	Total:	297,102
Size Ad	1759.5	Gross Area	3519	FinArea	2552
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

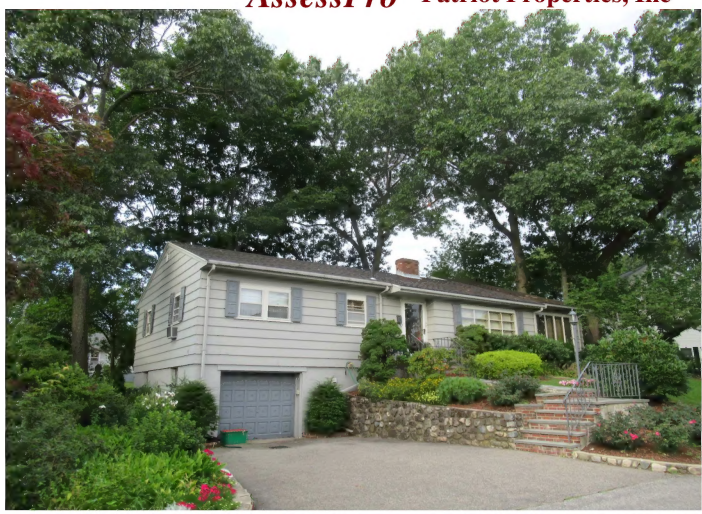
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

103.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc